

**217/33 Warwick Street, Walkerville, SA 5081**



**Apartment For Sale**

Thursday, 30 May 2024

217/33 Warwick Street, Walkerville, SA 5081

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Best Offer by 11.6.24 - USP

Team McDevitt and Ray White Walkerville are delighted to introduce this fantastic apartment to the market. Situated in the esteemed suburb of Walkerville, The Watson apartment complex exudes contemporary charm and offers an array of unexpected benefits. For individuals seeking the epitome of cosmopolitan living, this apartment presents an outstanding prospect, whether you're an investor aiming to enhance your property portfolio or a first-time homebuyer embarking on your real estate journey. The southern-facing apartment overlooks the pool deck, boasts a fresh and immaculate white colour scheme with the kitchen hosting clean & crisp cabinetry, complemented by sleek stainless steel fixtures and appliances, conveying a contemporary and stylish feel. New carpets, new cooktop & oven, new washing machine, the amazing outlook, and the fact it has a 2nd bathroom are further reasons why you should buy this apartment. The Watson is located within Adelaide's premiere retail precinct, is easily accessed by public transport, and is just a short drive from the CBD with parks, boutique shops, cafes, restaurants, and local shopping all just a short stroll away. Only 6km from the CBD, North Adelaide, Adelaide Oval, and the Festival Theatre. The apartment is being leased out short term via the Accor Hotel Pool Agreement. The Watson is part of the Art Series brand, which operates under Accor, Australia's leading asset manager of premium apartment, hotel and resort developments. \*Gross return for the previous 12 months was \$50,557.51 with the Nett Return being \$29,133.14 approximately\* Onsite features include: Reverse cycle air-conditioning Michael Klim designed 25m lap pool Gym Communal BBQ entertaining area Cafe/bar Zoned to Walkerville Primary, Adelaide, and Adelaide Botanic high schools More useful information: Council | Walkerville Council Rates | \$TBC Community Corp Fees | \$TBC Strata Manager | Whittles Water Rates | \$TBC Rental Estimate | \$650 - \$700 per week approx. Carpark #80 For more information, inspection times, or to make an offer, don't hesitate to get in touch with our agents! Liam McDevitt 0430 501 122 Jessica Earle 0479 113 389 RLA 305894